

SAN ANTONIO PLANNING COMMISSION MINUTES



February 22, 2012



2:00 P.M.

Jose R. Limon, *Chair*
Marcello Diego Martinez, *Vice Chair*
Rob Rodriguez, *Chair Pro Tem*
Christopher M. Lindhorst Andrea Rodriguez
Lynda Billa Burke Jody R. Sherrill
Daniel D. Kossl Donald Oroian

The Cliff Morton Development and Business Service Center is located at 1901 South Alamo Street

This meeting site is accessible to persons with disabilities. Parking is available. Auxiliary aids and services, including Deaf interpreters, must be requested forty-eight [48] hours prior to the meeting. For assistance, call (210) 207-1111 or 711 (Texas Relay Service for the Deaf).

Este lugar de la reunión es accesible a personas incapacitadas. Se hará disponible el estacionamiento. Ayudas auxiliares y servicios y interpretes para los sordos se deben pedir con cuarenta y ocho [48] horas de anticipación al la reunión. Para asistencia llamar a (210) 207-1111) o al 711 (servicio de transmitir para sordos).

Please note that Citizens Comments are limited up to three (3) minutes per person and may change as needed
CALL (210) 207-1111 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. PRELIMINARY ITEM(S):

A. Work session, 1:30 P.M., Tobin Room

- Agenda items may be discussed (Development Services Department)

2. 2:00 P.M.– Call to Order, Board Room

3. Roll Call – Present: Limon, Martinez, R. Rodriguez, Billa Burke, Kossl, Lindhorst, Oroian, Sherrill

Absent: A. Rodriguez

Chairman Limon stated the following Items 5F & 10 and Item 26 have been withdrawn.

4. Citizens to be heard.

Jim Cannizo, Fort Sam Houston, stated although the Item 5F & 10, Bloomfield Heights PUD has been withdrawn, they are concerned that the City has administratively approved the MDP. He further stated he would like to request that the City reconsider the MDP as they are concern with the exiting fish and wildlife.

* Project is located in the Camp Bullis Notification Area.

Chairman Limon opened the public hearing.

Luz Gonzales, Planner, presented items.

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

- A. 100270 **Estates of Alon-Units 3A, 3B & 4 PUD**
(On the south side of Wurzbach Parkway, east of Lockhill Selma)
- B. 120074 **Stonewall Estates, Unit 3A PUD BSL***
(Near the intersection of Winecup Hill and Juliet Hill)
- C. 120079 **Wood Land Manor Unit 2 BSL**
(At the northeast corner of Sunburst Lane and Sand Stone Drive)

REPLATS:

- D. 100146 **Zarco Commercial Development LLC***
(At the northeast corner of Stonewall Parkway and Stonewall Hill)
- E. 110358 **HW-10***
(Near the intersection of Wilderness Oak and Hardy Oak)

PLANNED UNIT DEVELOPMENT (PUD) PLAN:

- F. ~~10-003~~ ~~**Bloomfield Heights Subdivision* - Withdrawn**~~
(~~Southwest of the intersection of Cielo Vista Drive and Cielo Ridge Drive~~)

Chairman Limon closed the public hearing.

CONSENT AGENDA

NOTICE TO THE PUBLIC: All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, and have met all standards for development under state law, and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

PUBLIC HEARINGS FOR ITEMS 6-10 HELD ABOVE:

- 6. 100270 **Estates of Alon-Units 3A, 3B & 4 PUD**
(On the south side of Wurzbach Parkway, east of Lockhill Selma)

7. **120074 Stonewall Estates, Unit 3A PUD BSL***
 (Near the intersection of Winecup Hill and Juliet Hill)
8. **120079 Wood Land Manor Unit 2 BSL**
 (At the northeast corner of Sunburst Lane and Sand Stone Drive)
9. **110358 HW-10***
 (Near the intersection of Wilderness Oak and Hardy Oak)
10. ~~**10-003 Bloomfield Heights Subdivision* - Withdrawn**~~
 ~~(Southwest of the intersection of Cielo Vista Drive and Cielo Ridge Drive)~~

ALTERNATIVE PEDESTRIAN PLAN:

11. **11-002 Amorosa Enclave**
 (West of the intersection of TPC Parkway and Resort Parkway)

TIME EXTENSION(S):

12. **060607 Southton Village Unit 4**
 (Northeast of the intersection of Southton Road and Henze Road)
13. **080428 Cresta Bella Unit 6A**
 (On the south side of Heuermann Road, west of Milsa Drive)

DEFERRALS:

14. **110230 Weatherford Hilltop**
 (On the west side of IH 37, north of FM 1604)
15. **120149 Green Mountain 8A**
 (On the southeast corner of Green Mountain Road and East Campus Road)

LAND TRANSACTIONS:

16. **S.P. No. 1312** Request to declare as surplus and sell an improved tract of City-owned real property known as 2242 W. Southcross Boulevard located east of the intersection of New Laredo Highway and W. Southcross Boulevard within New City Block 8736 (Capital Improvements Management Services, by Jesse Quesada)
17. **S.P. No. 1480** Request to declare as surplus and sell property located at 3510 N. Main (Capital Improvements Management Services, by Mary Fors)

18. **S.P. No. 1599** Request to declare as surplus and sell property located at 10907 Mauna Kea (Capital Improvements Management Services, by Mary Fors)
19. **S.P. No. 1612** Nustar request to place 8" crude oil pipeline under City ROW at Southton and Nancy Carole (NCB 10917 and NCB 10915) License Agreement (Capital Improvements Management Services, by Mary Fors)

Chair Limon stated item 11 would be pulled for individual consideration.

Motion: Commissioner Martinez to approve all items as presented less items 5F & 10.
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes

INDIVIDUAL CONSIDERATION

PLAT:

20. **100146 Zarco Commercial Development LLC***
(At the northeast corner of Stonewall Parkway and Stonewall Hill)

Richard Carrizales, Planner, presented item and recommended approval.

Motion: Commissioner Billa Burke to approve item as presented
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes

TIME EXTENSION:

21. **090046 Westover Hills Unit 39**
(On the east side of Rogers Road, north of Wisemen Boulevard)

Larry Odis, Planner, presented item and recommended approval.

Motion: Commissioner Lindhorst to approve item as presented
Second: Commissioner Oroian
In Favor: Unanimous
Opposed: None
Motion Passes

LAND TRANSACTION:

- 22. S.P. No. 1568** Request to close, vacate and abandon an unimproved 16-foot wide alley of Public Right of Way adjacent to New City Block 465 located south of 12th Street between Avenue A and Avenue B Streets. (Capital Improvements Management Services, by Jesse Quesada)

Jesse Quesada, Capital Improvements Management Services, presented item and recommended approval.

Motion: Commissioner Martinez to approve item as presented
Second: Commissioner Sherrill
In Favor: Unanimous
Opposed: None
Motion Passes

COMPREHENSIVE MASTER PLANS:

- 23. PA12010** - Public hearing and consideration of a resolution amending the land use plan contained in the Near Northwest Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.4132 acres located at 1726 Fredericksburg Road from Neighborhood Commercial land use to Community Commercial land use. (Department of Planning and Community Development by Loretta N. Olson)

Loretta Olson, Department of Planning and Community Development, presented item and recommended denial.

James Griffin, representative, stated the base zoning would remain however due to the Conditional Use request they are requesting an amendment to the plan to allow for tattoo parlor. He stated they have met with the neighborhood association who has expressed opposition however; they have collected a petition from the surrounding residents with over 30 signatures and 20 business owners expressing support.

Bianca Maldonado, stated she would like to request commission follow staff's recommendation of denial. She expressed concerns with the client-tel this establishment would attract and the increase in traffic this establishment would bring into the neighborhood. She would also like to add that Jefferson, Monticello Park, Keystone Neighborhood Associations and Woodlawn Lake Community Association have expressed their opposition in the proposed plan amendment.

Motion: Commissioner Martinez to recommend denial
Second: Commissioner Billa Burke
In Favor: Limon, Martinez, Billa Burke, Oroian, Sherrill
Opposed: R. Rodriguez, Kossel, Lindhorst
Motion Passes

- 24. PA12022** - Public hearing and consideration of a resolution amending the land use plan contained in the Eastern Triangle Community Plan, a component of the Master Plan of the City, by changing the use of approximately 13.9 acres located at 2922, 2926, 2930, 2934, 2940, 2950, and 2954 Southeast Loop 410 and P-17B and P-17D of NCB 10777 from Community Commercial land use and Parks/Open Space land use to Industrial land use. (Planning and Community Development Department by Rebecca Paskos)

Rebecca Paskos, Department of Planning and Community Development, the applicant has requested this item has been continued.

Chuck Christian, representative, stated he would like to request a continuance until March 14, 2012, so that he may meet with the affected property owner to further discuss this amendment and address any concerns. He further stated at the time of submitting the application for the plan amendment he contacted Mr. Dan Martinez who was the president of Eastern Triangle Neighborhood Association who supported the request in a letter.

Jim McNamara, President of Crestlake Homeowner's Association, stated he would like to request this proposal be denied, as the applicant has not been in contact with the planning team or neighborhood association. He

Motion: Commissioner Martinez to recommend a continuance until
March 14, 2012.
Second: Commissioner Oroian
In Favor: Unanimous
Opposed: None
Motion Passes

- 25. PA12023** - Public hearing and consideration of a resolution amending the land use plan contained in the Near Northwest Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.457 acres located at 1302 Gardina Street from High Density Residential land use to Community Commercial land use. (Planning and Community Development Department by Robert C. Acosta)

Robert C. Acosta, Department of Planning and Community Development, presented item and recommended approval.

Roger Jimenez, applicant, stated the he does not feel this proposal would pose a threat to the community as the surrounding uses are commercial. He has been in contact with Zoning Commissioner Ornelas as well as the neighborhood association who have expressed their support.

Motion: Commissioner Martinez to approve item as presented
Second: Commissioner Sherrill
In Favor: Unanimous
Opposed: None
Motion Passes

- ~~26. **PA12024** - Public hearing and consideration of a resolution amending the text and the land use plan contained in the San Antonio International Airport Vicinity Land Use Plan, a component of the Master Plan of the City, by adding the "I-1" Industrial District to the Light Industrial land use category and by changing the use of approximately 7.953 acres located at 11939 Nacogdoches Road from Business Park land use to Light Industrial land use. (Planning and Community Development Department by John Osten) - **Withdrawn**~~

27. **PA12025** - Public hearing and consideration of a resolution amending the land use plan contained in the IH-10 East Corridor Perimeter Plan -, a component of the Master Plan of the City, by changing the use of approximately 1.8485 acres located at the northwest corner of Bicentennial Drive and Interstate Highway 10 East and 5930 Bicentennial Drive also known as NCB 17980 P-13C and NCB 17980 BLK 1 LOT 6 from Parks/Open Space land use and Industrial land use to Industrial land use. (Department of Planning and Community Development by Loretta N. Olson)

Loretta Olson, Department of Planning and Community Development, presented item and recommended approval.

James Griffin, representative, stated the property is partially industrial use and they are requesting the remaining portion to bring to compliance. He further stated they have met with IH10 Perimeter Planning Team who has expressed their support.

Motion: Commissioner R. Rodriguez to approve item as presented
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes

28. **PA12026** - Public hearing and consideration of a resolution amending the land use plan contained in the Heritage South Sector Plan, a component of the Master Plan of the City, by changing the use of approximately 120.0638 acres located at the southeast corner of Fischer Road and IH-35, and further described as CB 4301 P-45 and P-46 ABS 6 from Regional Center land use and Suburban Tier land use to Agribusiness/RIMSE Tier land use. (Planning and Community Development Department by Tyler Sorrells)

Tyler Sorrells, Department of Planning and Community Development, presented item and recommended approval.

James Griffin, representative, stated the purpose of this request is allow for distribution and warehouse use.

Motion: Commissioner R. Rodriguez to approve item as presented
Second: Commissioner Kossl
In Favor: Unanimous
Opposed: None
Motion Passes

OTHER ITEMS:

29. Approval of the minutes for the February 8, 2012 Planning Commission meeting.

Motion: Commissioner Martinez to approve item as presented
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes

30. Director's report - City Council Action Update (Planning Commission Items sent to Council)
31. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
32. **ADJOURNMENT.**

There being no further business, the meeting was adjourned at 3:17 pm.

APPROVED



Jose Limon, Chairman

ATTEST:



Executive Secretary